BRISCOE
REAL ESTATE

Welcome to our Website and enjoy browsing through our links! We trust they will provide helpful information. After meeting us "on-line," we hope you will contact us directly. We will happily answer any questions you may have. Briscoe Real Estate never ceases to amaze with beautiful homes and properties for every taste and lifestyle. Located on Lake Granbury, we are situated in one of the most desirable areas of Texas. We have knowledgeable agents who can find the perfect property to meet and exceed your desires. Whether it is a luxury property, golf property, or lakefront property, we can turn your dreams into a lifetime of happiness! Briscoe Real Estate is proud to serve the following areas: Lake Granbury, Granbury, Cresson, Aledo, Glen Rose, Tolar, and Fort Worth, including the popular Downtown Fort Worth. Cathey's belief that her clients are entitled to the highest level of integrity and the most up-to-date knowledge of the market and real estate business possible. Also, after experiencing many moves herself she understands first hand--that a QUICK RESPONSE and OPEN, TIMELY COMMUNICATION are critical to effectively serving her clients' needs.

SEARCH PROPERTIES

About Briscoe Real Estate

Briscoe Real Estate never ceases to amaze with beautiful homes and properties for every taste and lifestyle. This boutique brokerage, located in the beautiful historic town of Granbury, opened its doors in 2010. We are in the heart of Hood County and have knowledgeable agents who can find the perfect luxury, lake front, river front, or golf retreat to meet and exceed your desires. Whether it is a full time residence, second home or investment property, we can turn your dreams into a lifetime of happiness!

Briscoe Real Estate of Granbury, Texas is proud to serve the following areas: Granbury, Lake Granbury, Cresson, Glen Rose, Tolar, Weatherford, Aledo, and Fort Worth.

Cathey's Bio

An integral part of Briscoe Real Estate is its founder, Cathey Briscoe. Cathey's dedication to bring excellence within the collaboration of high caliber, capable professionals is the backbone of the company. Putting the client's needs first philosophy is the foundation of Briscoe Real Estate!

Cathey brings to Briscoe Real Estate a wealth of skills and professionalism. Coming from a Fortune 500 background, highly motivated and committed to meeting her clients' needs, she brings a sense of ease to the complex business of Real Estate. "My top priority is to provide exemplary service to each and every client that I work with." Cathey brings integrity, skill, and professionalism to every opportunity and challenge, ensuring that her clients are 100% satisfied.

Social Media

Buyers Guide – Negotiation Tips to Get the Best Deal

When it comes to buying a home, your negotiation smarts can go a long way toward protecting your best interests and your cash. Here are 9 critical negotiation tips to help ensure you are getting the best deal:

Buying a Home

The recent housing bubble sent the price and emaind for rentals soaring up. Along with low interest rates, new data shows owning a home can be less expensive than renting. It is more affordable to buy a house today than it has been in ages.

Three additional reasons to buy a home.

Equity: When you pay rent, you don't own anything. When you pay a mortgage, you increase your degree of ownership in your home with every payment. Also, you can borrow against your ownership (or equity) in the home to pay for major purchases, or refinance your home at favorable rates, or once you've paid the entire mortgage off, borrow to fund major purchases like a second home or a child's education.

Tax Deductions: You can deduct mortgage interest as well as your property taxes. Uncle Same doesnt give renters a bonus.

Creative Control: So, you like dozens of pictures on the wall? Hammer away – they are your walls now. Go ahead and paint them mango!

Finally, before you guy, get pre-approved for a loan. This should be done after you feel comfortable with the amount you've saved for a down payment and before you go house hunting. Getting pre-approved can help you feel comfortable with the price range you are shopping and negotiate for the best price.

Abe's Landing

With gorgeous lake views and the special historic features, the community of Abe's Landings has it all. Located off Highway 51, only minutes from the renowned Granbury town square, this community boasts an impressive list of amenities including a one of a kind clubhouse, community pool, and private boat slips.

One of the most unique aspects of this community is the lakefront condominiums known as the Shoreline Villas. These condos are unique in Granbury in that they offer each owner the opportunity to have his or her own boat dock. With an assortment of amenities and beautiful homes and condominiums, Abe's Landing is undoubtedly the future of lake living in Granbury and is the perfect place to spend a lifetime.

Property prices vary from the 170s to upwards of 1mil in the exclusive Bel Air Estates Addition located within Abe's Landing. Though many of the home sites are still in the developmental phase, lots range from zero lot lines to half an acre. Bel Air Estates offers unique opportunities with lots up to 4 acres. Homes vary in size from 1700 to over 4000 square feet.

Bentwater

Bentwater in Granbury, Texas, is an extremely attractive community for a variety of reasons. Most notably, it is on the Fort Worth side of Granbury and offers spectacular homes on ample acreage and boat slips in the community marina on Lake Granbury.

The ambiance of the community is also extremely well done with beautiful park and pond areas scattered throughout. Given the rolling hills that define the neighborhood, the views in **Bentwater** are simply breathtaking, even for Lake Granbury Real Estate. **Bentwater** is also mere minutes away from the recently updated Lake Granbury beach area and the newly constructed waterfront Hilton Garden Inn. In short, **Bentwater** is a perfect place to enjoy all that Granbury has to offer.

Homes in **Bentwater** range in price depending on lot size and lot description. Homes are priced from the $200,000's to $1 million plus. Lot sizes are generous with most being one to five acres. Additionally, square footage is highly variable and can range between 1700 to over 5000 square feet.

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